

Adopted by Mayor and Council
September 27, 1999
Resolution 18396

Amended
November 13, 2000
Resolution 18770

Grant-Alvernon Area Plan

Prepared by the City of Tucson Planning Department
Adopted by the Mayor and Council on September 27, 1999

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GRANT-ALVERNON AREA PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

September, 1999

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Adopted by Mayor and Council – September 27, 1999 - Resolution 18396

HEARINGS

Mayor and Council – September 27, 1999

Planning Commission – August 4, 1999

Amended by Mayor and Council – November 13, 2000 - Resolution 18770

HEARINGS

Mayor and Council – November 13, 2000

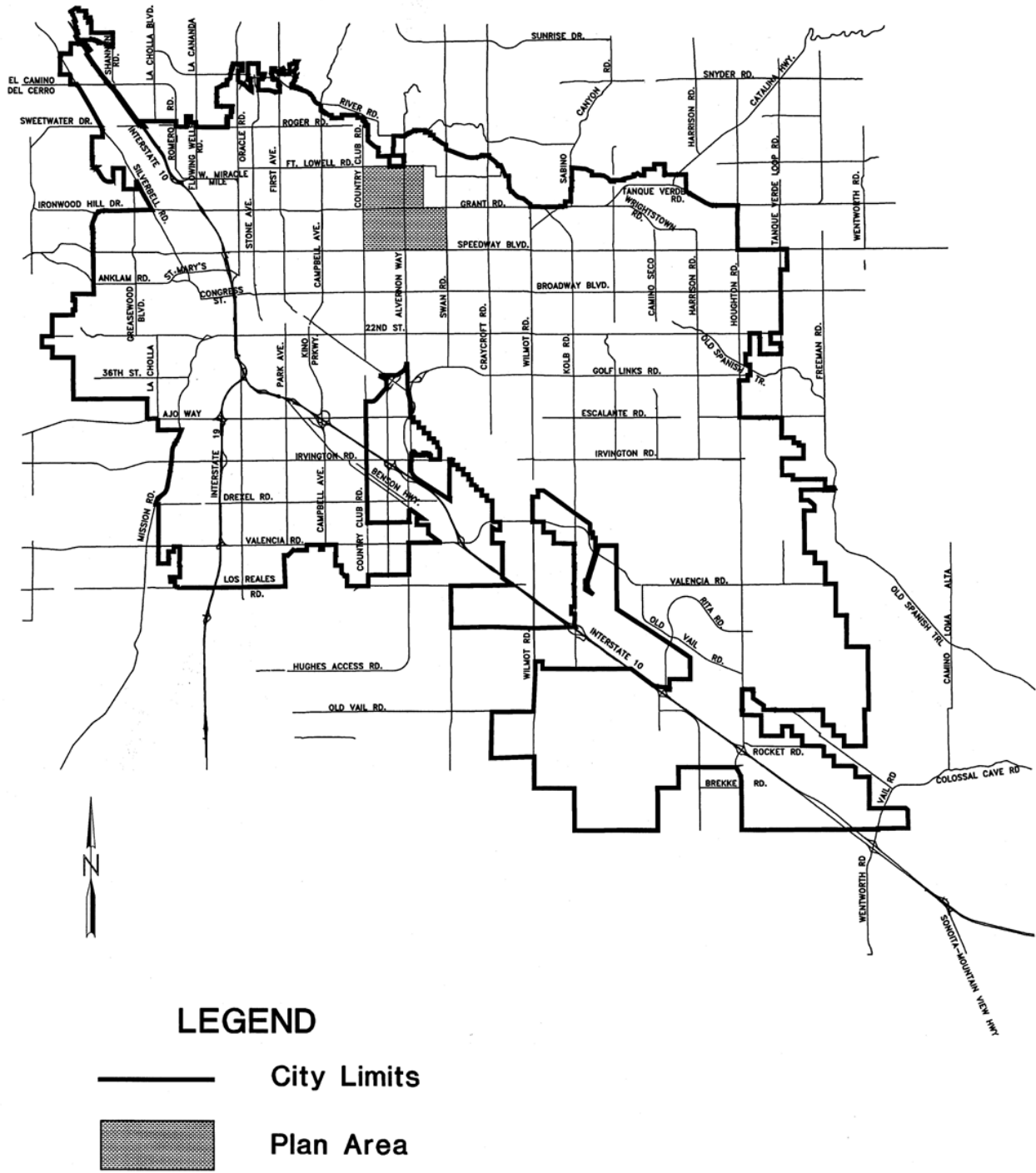
Planning Commission – October 4, 2000

GRANT-ALVERNON AREA PLAN

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Grant-Alvernon Area Plan Regional Location



I. INTRODUCTION

PLAN PURPOSE

The purpose of the *Grant-Alvernon Area Plan* is to provide land use policy direction and design guidelines for development within the *Plan* boundaries.

The following sections of the Introduction provide a context for the *Plan* and are based on the *Grant-Alvernon Inventory*, completed in November 1997: Overview of Planning Area; Area Location and Boundaries; Adjacent Plans; Neighborhood Organizations and Associations; and Plan Development and Adoption.

OVERVIEW OF PLANNING AREA

In the Grant-Alvernon area, the predominant land use is medium-density, single-family residential, which is located within the interior of neighborhoods and along many of the major streets. Office, commercial, and high-density residential land uses are primarily located along the major streets.

AREA LOCATION AND BOUNDARIES

The Grant-Alvernon area is located within the central portion of the City of Tucson. The *Grant-Alvernon Area Plan* covers approximately three and one half square miles of land bounded by Speedway Boulevard on the south, Fort Lowell Road and Grant Road on the north, Swan Road and Columbus Boulevard on the east, and Country Club Road on the west.

ADJACENT PLAN AREAS

The Grant-Alvernon area is nearly surrounded by areas covered by other adopted area and neighborhood plans. The east boundary of the *Grant-Alvernon Area Plan* is coterminous with the west boundary of the *Arcadia-Alamo Area Plan*. The areas covered by the *Cragin-Keeling Area Plan* and the *Blenman Vista Neighborhood Plan* are west of this planning area. The south boundary of the *Grant-Alvernon Area Plan* is coterminous with the north boundary of the *Alvernon-Broadway Area Plan*. The area bound by the *Northside Area Plan* is adjacent to a portion of the area covered by this *Plan*.

NEIGHBORHOOD ORGANIZATIONS AND ASSOCIATIONS

There are six neighborhood associations in the area that are registered with the City of Tucson's Citizen and Neighborhood Services Office. These are the Flower Dodge, Midtown, North Dodge, Oak Flower, Palo Verde, and Saint Francis Cabrini Neighborhood Associations.

PLAN DEVELOPMENT AND ADOPTION

The policies and recommendations of this *Plan* were developed in cooperation with the Grant-Alvernon Steering Committee, consisting of area residents and property owners, representatives of neighborhood associations, and business and development interests.

Meeting for about a year and a half, the Committee discussed and evaluated issues and concerns and developed goals and policies for the area with assistance from the Planning Department, resulting in a draft *Plan*. The draft *Plan* proceeded to area-wide review and comment in general meetings and public hearings, as part of the adoption process. The *Grant-Alvernon Area Plan* was adopted by the Mayor and Council on September 27, 1999.

PLAN IMPLEMENTATION

The policies and recommendations in the *Grant-Alvernon Area Plan* are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for area and neighborhood plans. The following are the major areas of *Plan* application.

1. Applications for rezoning are initially reviewed for compliance with both land use and design guidelines established by the *Plan*. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the *Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for Area and Neighborhood Plans that limits amendments for two years after *Plan* adoption.
2. If the requested rezoning complies with *Plan* policies, the rezoning is processed through general agency review. As part of this evaluation staff may recommend rezoning conditions that may modify the requested use or design of the project.
3. *Plan* policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).

4. *Plan* policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.
5. *Plan* policies are used in staff review of requests to vacate City property.
6. *Plan* policies are used to establish and guide the design of Capital Improvement Projects (CIP).
7. *Plan* policies are used in formulation of staff's position on variance requests from the Land Use Code.

GENERAL GOALS FOR *GRANT-ALVERNON AREA PLAN*

The General Goals provide broad direction as a framework for the *Plan*. The General Goals are referred to by City staff and other *Plan* users to better understand the overall context of the more specific policies and guidelines. If there is a question of how a policy should be applied, goal statements assist staff in resolving the conflict and making a final interpretation.

The purpose of the *Grant-Alvernon Area Plan* is to guide future development and redevelopment within the *Plan* area and to protect and enhance existing uses. The General Goals of the *Plan* are to:

- Preserve, protect and enhance the integrity of established neighborhoods;
- Identify appropriate locations for residential, commercial and industrial development;
- Foster the creation of safe and child-friendly neighborhoods;
- Promote a greater sense of community through the establishment, registration and participation of neighborhood associations;
- Encourage developers to communicate with area neighborhood associations and residents and to design development which respects and bolsters the value of the area;
- Encourage neighborhood associations to work with the City to provide increased recreational opportunities;
- Encourage provision of safe and efficient circulation systems for all appropriate modes of transportation, especially pedestrian and bicycle;

- Encourage an improved visual appearance of the area through the planting of additional drought-tolerant plant landscaping and by including art as part of public and private developments; and
- Support commercial revitalization that promotes neighborhood stability and enhancement.

DEFINITIONS

Abutting: Parcels or lots having a common boundary line or touching along a border. Parcels or lots having only a common corner are not considered abutting.

Administrative and Professional Office: A use which provides administrative, consulting, management, and professional services to businesses and individuals.

Acre: A measure of area; 43,560 square feet.

Activity Center: An area developed with a mix of land uses in which residential, commercial, employment, and service activities occur in close proximity to each other.

Adjacent: Two (2) or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way twenty (20) feet or less in width. Parcels or lots having only a common corner are considered adjacent.

Associated Parking: Land used solely for the purpose of providing surface parking for an adjacent use; no buildings are allowed.

Buffering: Using design elements such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas to mitigate the impact of more intense development on less intense uses.

Child-Friendly Land Use: Land uses that promote the safety, welfare, education, and recreational activities of children. Examples include community centers, libraries, parks, schools, etc.

Child-Friendly Site Design: Use of design elements that promote the safety welfare, education, and recreational activities of children. Examples of elements that might be used in child-friendly site design including but not limited to: highly visible play areas; well-marked, highly visible pedestrian crossings; use of public art that is sturdy, visually interesting, and “hands-on.”

Commercial Land Use: Land use that involves the retailing and/or wholesaling of products or business services and limited manufacturing activities.

- * **Residentially-Scaled Neighborhood Level:** Commercial uses that are intended primarily to serve a local neighborhood market, and that are similar in scale with the surrounding residential area. Structures may consist of either converted residential structures or new structures limited to a building height of 16 feet. For example, commercial uses for which architectural and site design are guided by criteria outlined within the NC commercial zone.
- * **Neighborhood Level:** Commercial uses intended primarily to serve a local neighborhood market; for example, those allowed within NC or C-1 zones.
- * **Community Level:** Commercial uses intended primarily to serve an area-wide market; for example, those allowed within C-2 and C-3 zones.

Community Design Review Committee (CDRC): An interdepartmental, inter-agency body that reviews all subdivision plats and development plans associated with rezoning cases in the City. The Committee serves as a technical advisory committee to the Zoning Examiner, City Manager, and the Mayor and Council.

Compatibility of Scale: The relationship of size, height, shape, and setback of development in comparison to adjacent buildings, architectural elements, landscaping, and human form.

Defensible Space: Physical design features that create a sense of ownership or territoriality of common areas and which allow the surveillance of public areas from within a residential or nonresidential development. Design features can include fences, walls, electronic security, steps or changes in ground level, lighting, and building placement.

Development: Any modification of land for change or expansion of use. This includes construction of structures, paving, modification of drainage patterns, etc., as well as redevelopment of land containing such improvements.

Density: Number of dwelling units per acre.

- * **Low-density:** Average density up to 6 units per acre, primarily single-family, detached residences but may include attached housing units such as duplexes and townhomes; for example, those densities allowed within R-1 zoning.
- * **Medium-density:** Density of greater than 6 but less than 15 units per acre, including a variety of housing types, such as single-family homes on small

lots, duplexes, townhomes, mobile homes, apartments, and condominiums; for example, those densities allowed within R-2 zoning.

- * **High-density:** Density of 15 or more units per acre, including multi-family development, such as townhomes, apartments, and condominiums; for example, those densities allowed within R-3 zoning.

Design Compatibility Report: A supplemental report, submitted with a rezoning application, which addresses design issues identified in the *Plan* and compatibility of the proposed land use with existing development.

Land Use Code (LUC): The zoning regulations of the City of Tucson governing the use, placement, spacing and size of land and structures within the corporate limits of the City. The LUC is adopted as Chapter 23 of the *Tucson Code*.

Nonresidential Use: Commercial use, industrial use, office use, and residentially scaled office use.

Office Land Use: Land use that provides administrative, consulting, management, and professional services to business and individuals; for example, those uses allowed in O-1, O-2, and O-3 zones.

Residential Cluster Project (RCP): Development option in the residential zones that provides for greater flexibility and creativity in design. Use of the RCP may result in higher densities than conventional development in the same residential zone. (See Land Use Code III.6.3.6.1.)

Residentially Scaled Office Use: Administrative/professional office use that is similar in scale with the surrounding residential area, either in converted residential structures or in other structures limited to a building height of 16 feet; for example, offices of the type permitted within the O-1 office zone.

Screening: An opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or loading from the street and public view, or to buffer adjacent land uses.

Street: Any permanent public or private right-of-way, other than an "alley" or "parking area access lane," set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, place, etc.

- * **Arterial Street:** A high-level traffic artery, usually carrying in excess of 12,000 vehicles per day, designated on the *Major Streets and Routes Map*. These streets traverse the city, connecting with other arterials, freeway exchanges, or bridges to provide travel continuity.

- * **Collector Street:** A street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets are generally shorter in length than arterial streets, and connect local streets to the nearest arterial street.
- * **Local Street:** A street which has an average daily traffic count of less than 2,000 vehicles, and is not designated in the *Major Streets and Routes Plan*. Local streets provide neighborhood access to collector and arterial streets.
- * **Major Street:** A street identified in the *Major Streets and Routes Plan*, i.e., arterials and collectors.

Zoning Application: Application to allow a development that does not meet current regulations to operate or be developed legally on a particular site. Zoning applications include but are not limited to applications for rezoning, special exception, substitution of non-conforming use, and variances.

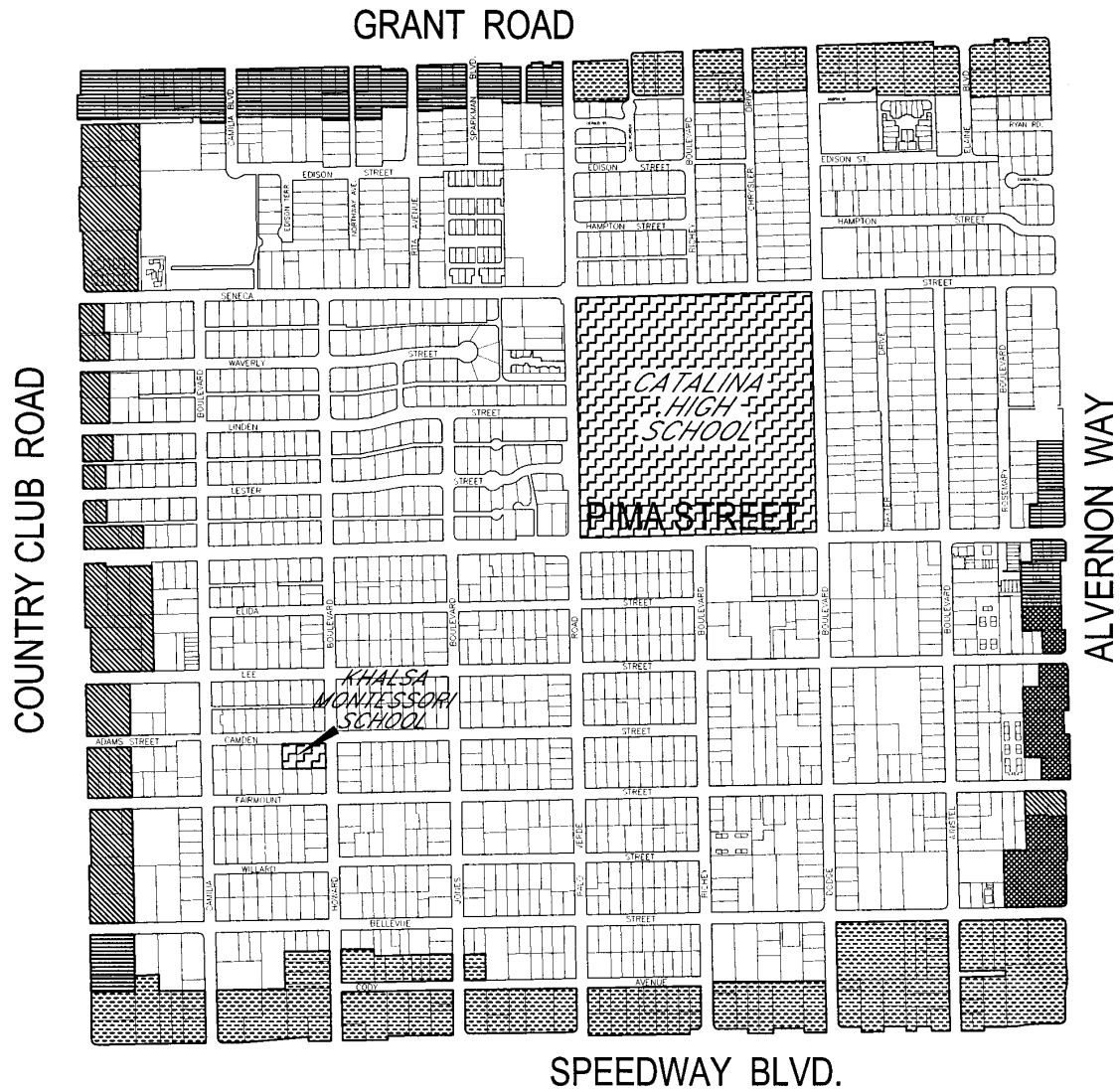
II. LAND USE AND DEVELOPMENT POLICIES










A. GENERAL LAND USE POLICIES:

General Land Use Background: In the Grant-Alvernon area, the predominant land uses are single and multi-family residential; streets, medians, and alleys; and commercial uses. Offices, commercial, and high-density residential land uses are primarily located along the major streets. Major commercial streets are Speedway Boulevard, Grant Road, and Fort Lowell Road.

There are approximately 2,234 acres in the area. In 1990, approximately 95 percent of the total acreage in the area was developed. Of developed land area, residential uses accounted for 65 percent (1,466 acres); streets, medians and alleys accounted for 14 percent (303 acres); commercial/offices accounted for 11 percent (248 acres); vacant land accounted for 5 percent (102 acres); public and institutional land uses accounted for 5 percent (106 acres). Drainageways and washes accounted for less than one percent of land area (2.5 acres). The remaining land was divided among other miscellaneous uses such as utility installations.

The General Land Use Policies provide land use guidance that is relevant for all types of development. These policies are intended to be used in conjunction with Design Guidelines and with the other categories of Land Use Policies, including Residential, Office and Commercial, Industrial, and Public/Semi-Public.



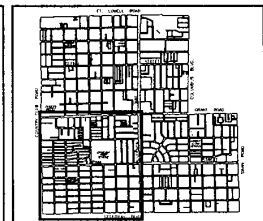
	Low - to Medium - Density Residential (See Residential Land Use Policies for appropriate locations.)		Residentially - Scaled Office, Residentially - Scaled Neighborhood Commercial, High - Density Residential		Office, Commercial, High - Density Residential
	High - Density Residential		Office, High - Density Residential		Park Industrial
	Residentially - Scaled Office, High - Density Residential		Office, Neighborhood Commercial, High - Density Residential		Public

Grant-Alvernon
Area Plan
Conceptual Land
Use Map

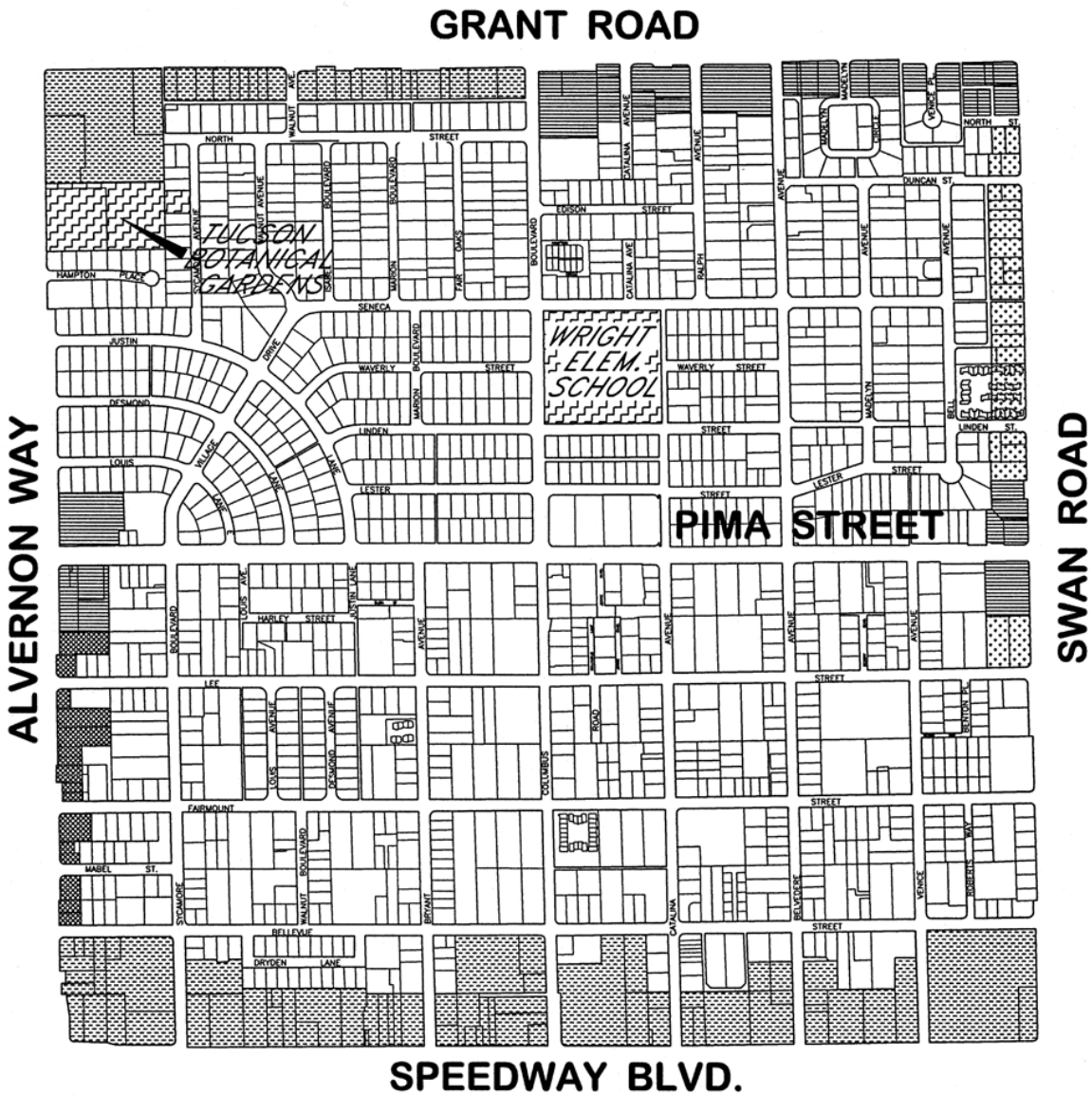


NOTE:

Land use designations on this map are subject to all applicable Plan policies, including Office and Commercial Land Use Policy 3, regarding consolidation of parcels.



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|---|---|--|
| Low - to Medium - Density Residential
(See Residential Land Use Policies for appropriate locations.) | Residentially - Scaled Office, Residentially - Scaled Neighborhood Commercial, High - Density Residential | Office, Commercial, High - Density Residential |
| High - Density Residential | Office, High - Density Residential | Park Industrial |
| Residentially - Scaled Office, High - Density Residential | Office, Neighborhood Commercial, High - Density Residential | Public |

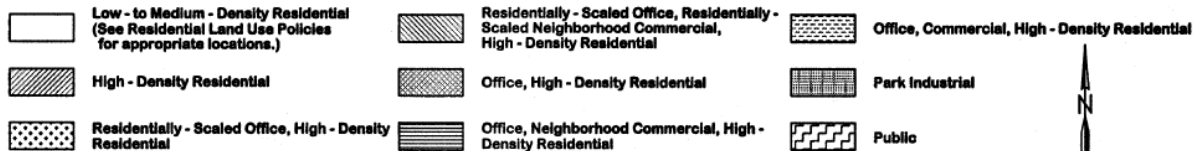
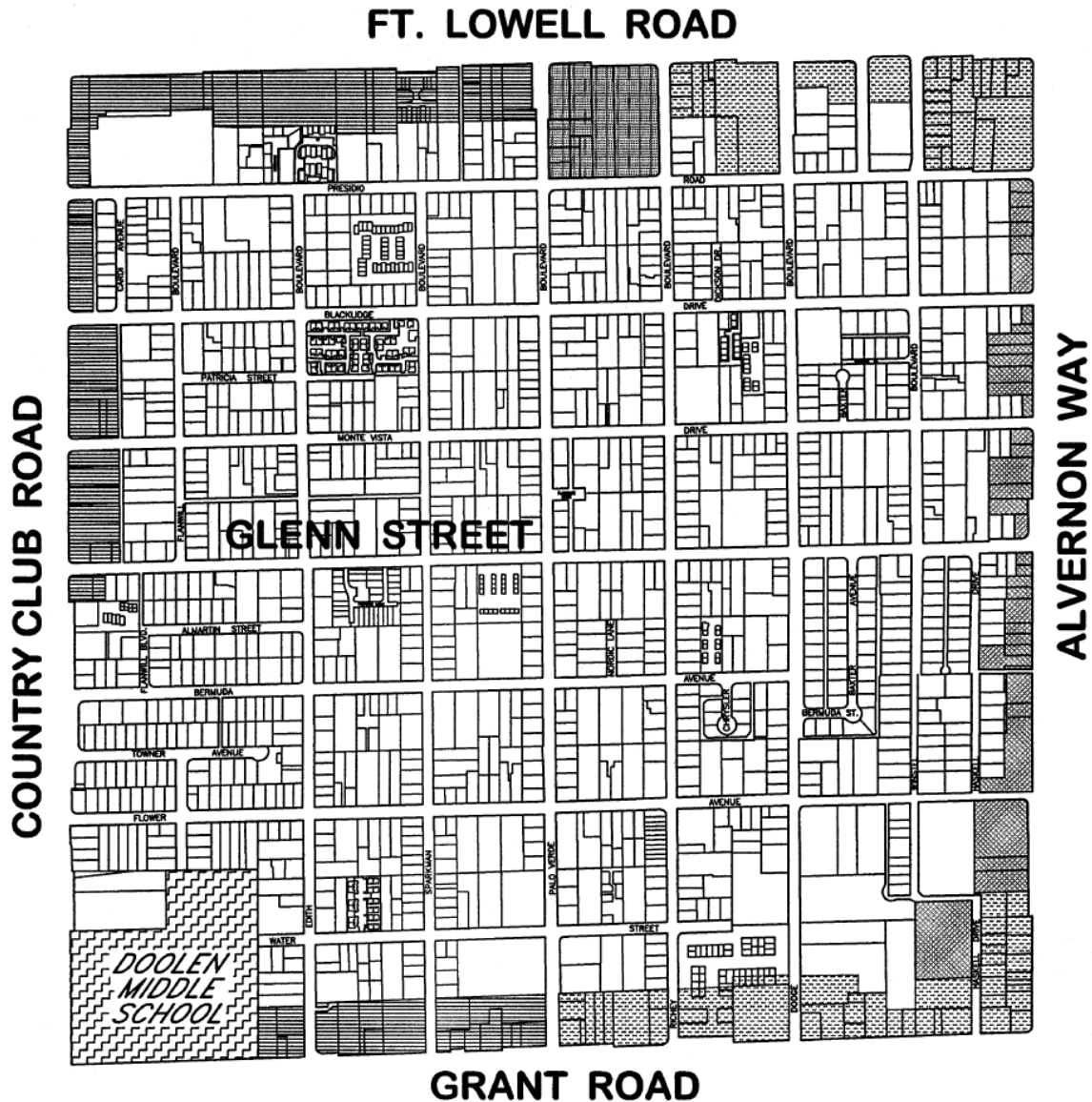
**Grant-Alverson
Area Plan
Conceptual Land
Use Map**

CITY OF TUCSON, ARIZONA

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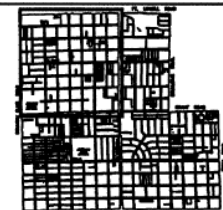


**Grant-Alvernon
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Conceptual Land
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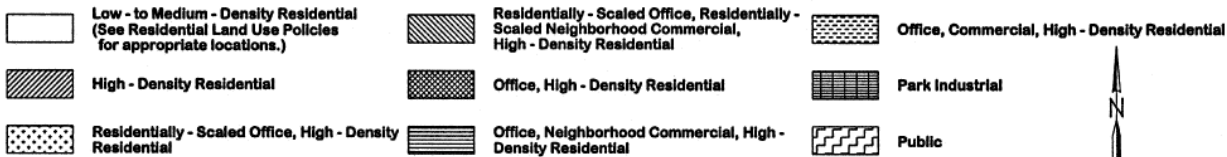
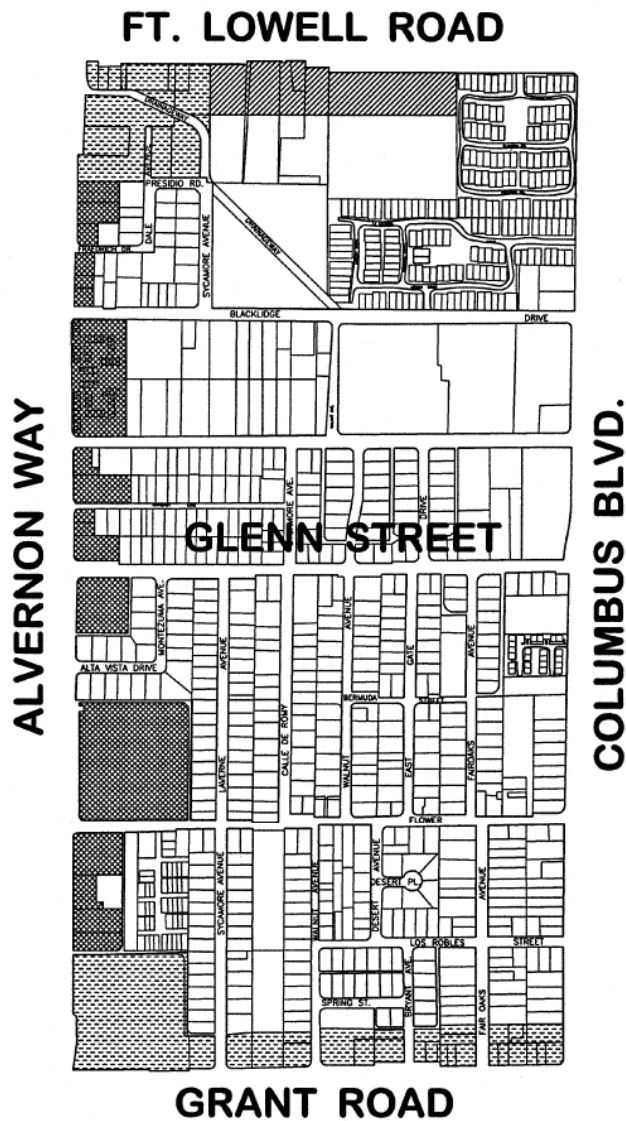


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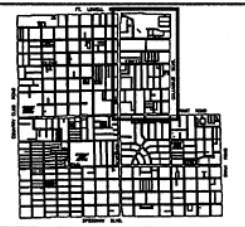


**Grant-Alvernon
Area Plan
Conceptual Land
Use Map**

CITY OF TUCSON, ARIZONA

NOTE:

Land use designations on this map are subject to all applicable Plan policies, including Office and Commercial Land Use Policy 3, regarding consolidation of parcels.



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Intent Statement: The General Land Use Policies are intended to provide criteria for determining where development is appropriate. They support development that serves to enhance the character and quality of Grant-Alvernon neighborhoods. These policies are meant to be used in conjunction with the General Design Guidelines.

- Policy 1.** Encourage the development of child-friendly land uses when the location and design of the development is in compliance with adopted *Plan* polices. Examples of child-friendly development include community centers, libraries, parks, and schools.
- Policy 2.** Encourage the development of vacant property throughout the Grant-Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.
- Policy 3.** Support development on the perimeter of residential areas which serves to protect and enhance the quality of life for neighborhood residents.
- Policy 4.** Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, etc., as outlined in the General Design Guidelines.
- Policy 5.** Utilize Defensible Space Guidelines in design development (see General Design Guidelines).
- Policy 6.** Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets or to collector streets within 300 feet of an arterial, as identified in the *Major Streets and Routes Plan* and as allowed by other adopted *Plan* policies.
- Policy 7.** Encourage developers to meet with neighborhood associations regarding development design.
- Policy 8.** Explore incentives, such as fee waivers and tax credits, to encourage compatible residential infill development, reinvestment, rehabilitation, etc. Incentives are also appropriate for developments that will use alternative energy sources.

B. RESIDENTIAL LAND USE POLICIES

Residential Land Use Background: The Grant-Alvernon area is composed of relatively stable, predominately single-family and multi-family residential neighborhoods located in central Tucson. The area contains about 5.5 percent of the City of Tucson's population (approximately 22,320 persons) and about 7 percent of the housing units (12,404 units).

About one third of the housing units (32 percent) are single-family, detached units and about one half (52.5 percent) of the units are multi-family units such as apartments. These percentages of single-family detached and multi-family units show a higher percentage of multi-family units than the City of Tucson as a whole (54 percent and 37 percent, respectively). Like several areas in Tucson, the Grant-Alvernon area has a high percentage of land used for residential purposes. In the planning area, 65 percent of total land area is residential; Citywide, 31 percent of total land area is residential. In the Grant-Alvernon area, a large percentage of land is used for multi-family residential purposes. About 69 percent of residential units in the area are occupied by renters, contrasting with 49 percent of the residential units in the City of Tucson. These figures illustrate that this area is predominately developed as medium to high-density residential.

Within Tucson City limits, low-density residential land use is typically zoned SR, RX-1, RX-2, and R-1. The Grant-Alvernon area does not contain any land zoned SR, RX-1, or RX-2. In the Grant-Alvernon area, the low-density residential zoning is R-1. The R-1 zone generally allows single-family residences. The R-1 zoning permits a second residence on larger parcels (greater than 10,000 square feet in size).

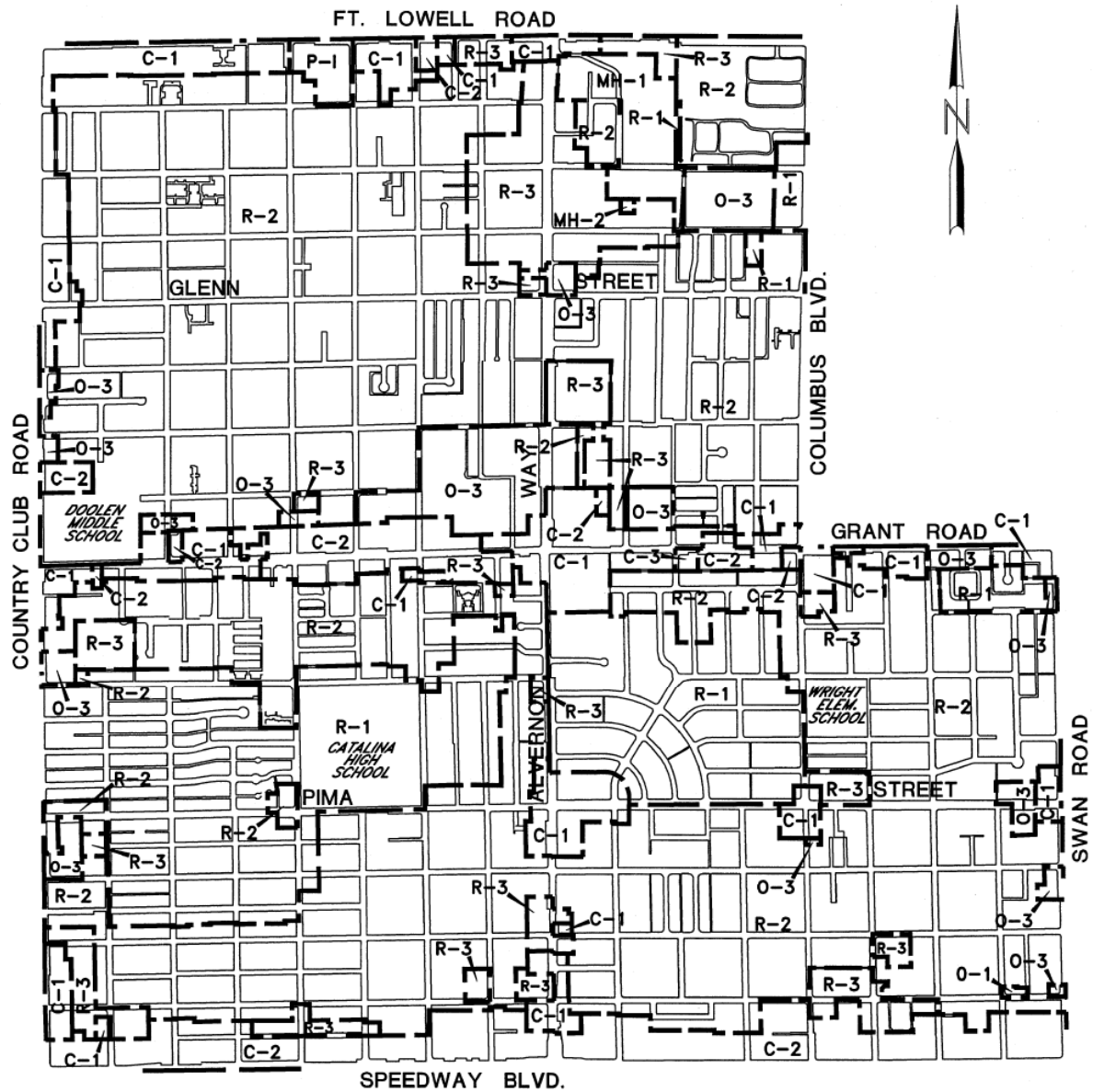
Medium-density residential is typically zoned R-2 (or mobile home zoning) within Tucson City limits. Medium-density residential areas usually have the greatest mix of housing types, ranging from single-family housing to apartment complexes. The majority of the residential land in the Grant-Alvernon area is zoned R-2, though much of this land is not developed to its highest possible density.

High-density residential is generally zoned R-3 within Tucson. High-density residential can also occur in office and commercial zones. Throughout Tucson, apartments are typically developed at approximately 25 residential units per acre in areas designated for high-density residential.

One of the major issues addressed in the *Grant-Alvernon Area Plan* is preservation of the character of the single-family residential neighborhoods within the area. The Residential Land Use Policies respond to this issue by addressing the design of any development as it relates to compatibility with the character and features of the surrounding uses, especially the single-family residential development. In addition, the Residential Land Use Policies address the need for appropriate residential density based upon the character of the surrounding area and the type of street that provides access to a parcel of land.

Another issue which emerged during *Plan* formulation is the need for a variety of housing options, including high-density opportunities. The *Plan* provides for high-density residential uses, based on design and location.

Intent Statement: The Residential Land Use Policies support residential development which provides a wide range of housing types to meet the diverse needs of Grant-Alvernon



<p>Grant-Alvernon Area Plan Existing Zoning</p>	<p>Legend</p> <p>— Zoning Boundary</p> <p>C-2 Zoning</p>	<p>planning department <small>CITY OF TUCSON, ARIZONA</small></p>
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residents while serving to enhance the stability of neighborhoods and schools. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. Encourage residential infill that is compatible with neighborhood scale, density, and character, as outlined in the General Design Guidelines.

Policy 2. Under the guidance of the General Design Guidelines, provide for residential development in appropriate locations:

- a. Low-density (up to 6 units per acre) residential development is appropriate in the interior of established single-family residential areas.
- b. Medium-density (between 6 and 15 units per acre, in conformance with the Residential Cluster Project (RCP) provision of the *Land Use Code*) residential development is appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas.
- c. High-density residential development is appropriate for parcels that are designated for high-density residential land use on the Conceptual Land Use map, and that are in conformance with the following criteria:
 - i. the site is adjacent to predominantly high-density residential or nonresidential development;
 - ii. primary vehicular access is provided to an arterial street or to a collector street within 300 feet of an arterial street, as designated by the *Major Streets and Routes Plan*; and
 - iii. vehicular traffic is directed away from the interior of low-density residential areas.

Policy 3. Encourage continued residential use of historically residential structures throughout the Grant-Alverson area, except as provided in Office and Commercial Land Use Policy 2.

Policy 4. Promote the consolidation of parcels with common property lines when developing higher density residential uses, to provide sufficient space for adequate buffering of adjacent, less intense development.

- Policy 5. Encourage diversity of housing types within the *Plan* area.**
- Policy 6. Encourage residential development to include secure bicycle parking areas, a well-defined pedestrian system linked to the public sidewalk system, and convenient access to transit facilities, schools, and commercial nodes.**
- Policy 7. Promote on-site recreational areas in medium and high-density residential developments (greater than 6 units per acre).**
- Policy 8. Evaluate applications to discontinue mobile home uses based on compliance with Grant-Alvernon Area Plan Community Policies, Housing Policy 5 (GAAP III.A.5).**

C. OFFICE AND COMMERCIAL LAND USE POLICIES

Office and Commercial Land Use Background: Compared with Tucson as a whole, the percentage of land used for office and commercial purposes within the Grant-Alvernon area is high. The quantity of land used for commercial and office uses within the City is 6 percent; the Grant-Alvernon figure is 11 percent. In addition, the Grant-Alvernon area has 14 percent of its land used for streets and alleys compared to only 11 percent for Tucson as a whole.

The higher percentages of land used for office and commercial purposes (and residential purposes) as compared to the rest of the City is a result of the built-out nature of the Grant-Alvernon area, not surprising for a midtown area. Vacant land in the Grant-Alvernon area accounts for only 5 percent of the total acres, while vacant land with Tucson City limits is 35 percent.

Development pressures on this well-established part of the City take the form of requests to rezone the remaining vacant land and to redevelop existing properties. Since 1980, there have been a total of 53 rezoning cases in the area.

Neighborhood concerns during the planning process focused on determining the appropriate locations to allow development and redevelopment as well as the utilization of design techniques to mitigate the impacts of that activity. As part of the planning process, the appropriate locations for commercial and office uses were identified.

Two types of office development discussed in detail were residentially scaled office uses and conversion of existing residential structures for office use. Policies were formulated to provide specific direction for the location and parcel size of residentially scaled office uses and to address access, parking, landscaping, and buffering.

The following policies limit office and commercial development to locations within the planning area that were determined to be most suited to handle traffic generation and other potential impacts on adjacent residential uses. These policies have been designed to allow consideration of the consolidation of parcels and the conversion of existing residential parcels where specific criteria are met.

Intent Statement: The Office and Commercial Land Use Policies support nonresidential activities which complement the scale and character of neighborhoods and commercial districts in the Grant-Alvernon area. These policies are meant to be used in conjunction with the General Design Guidelines.

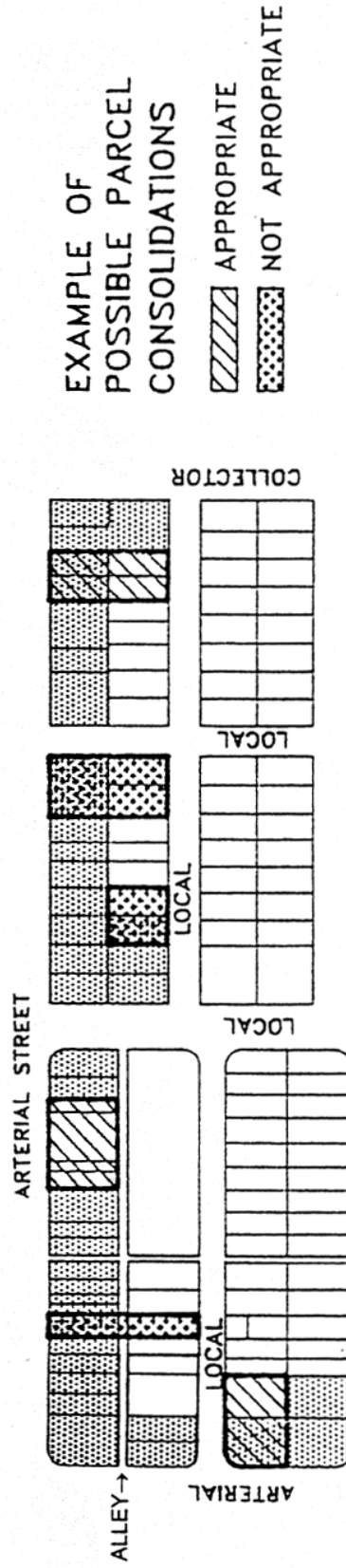
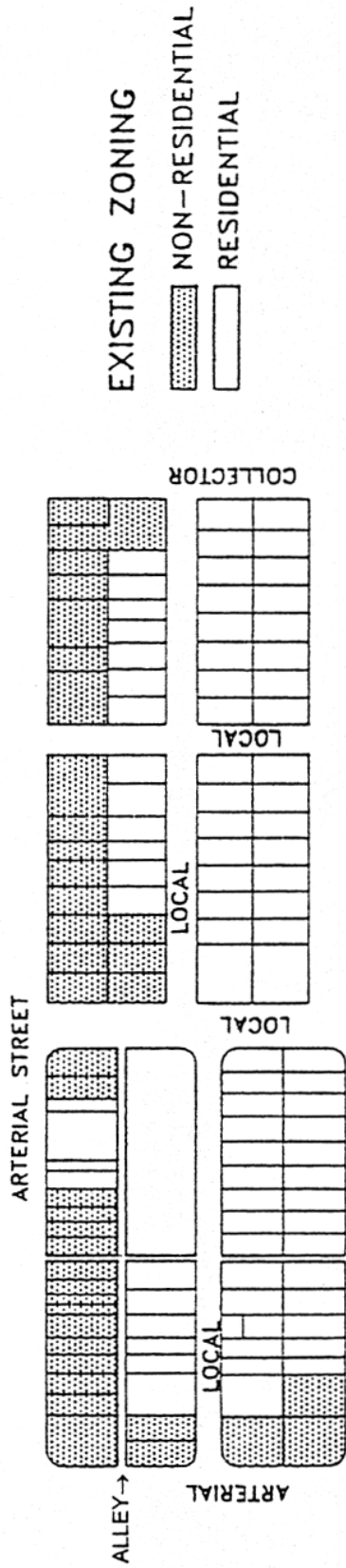
Policy 1. Consider office/commercial development only when:

- a. the site is designated on the Conceptual Land Use Map for the specific type of nonresidential use being requested, or is in compliance with the consolidation policy (see Office and Commercial Land Use Policy 3 and Consolidation Diagram);
- b. primary access will be provided to an arterial street or to a collector street within 300 feet of an arterial;
- c. access to any street other than an arterial is directed away from the residential neighborhood; and
- d. the proposal is in compliance with other applicable *Plan* policies.

Policy 2. Encourage incorporation of appropriate design elements and buffering techniques during the zoning application and associated development plan review processes, to ensure sensitive design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans.

Policy 3. Consider consolidation of abutting residential parcels with nonresidential uses to allow for adequate buffering of adjacent residential development when: 1) proposal is in compliance with other applicable *Plan* policies and design guidelines; 2) parcels to be consolidated are appropriate (see Consolidation Diagram); and 3) the following conditions are met:

- a. Residential parcel to be consolidated is bounded on at least two sides by nonresidential zoning.



Consolidation Diagram

- b. At least fifty percent of the residential parcel will be used for parking, maneuvering, and landscaping. Landscaping adjacent to existing residential uses should include a minimum 10-foot-wide buffer including a 6-foot-high masonry wall and a mix of canopy trees, shrubs, and groundcover.
- c. The use of the main parcel (with which the residential parcel is to be consolidated) must be in conformance with the Conceptual Land Use Map designation for that parcel.

Policy 4. Encourage owners of non-conforming office and commercial uses that provide goods or services to residents of the immediate area and are located within walking distance of residential areas to remain in the area, and to maintain structures and facilities through the rezoning, special exception, or substitution of non-conforming use processes.

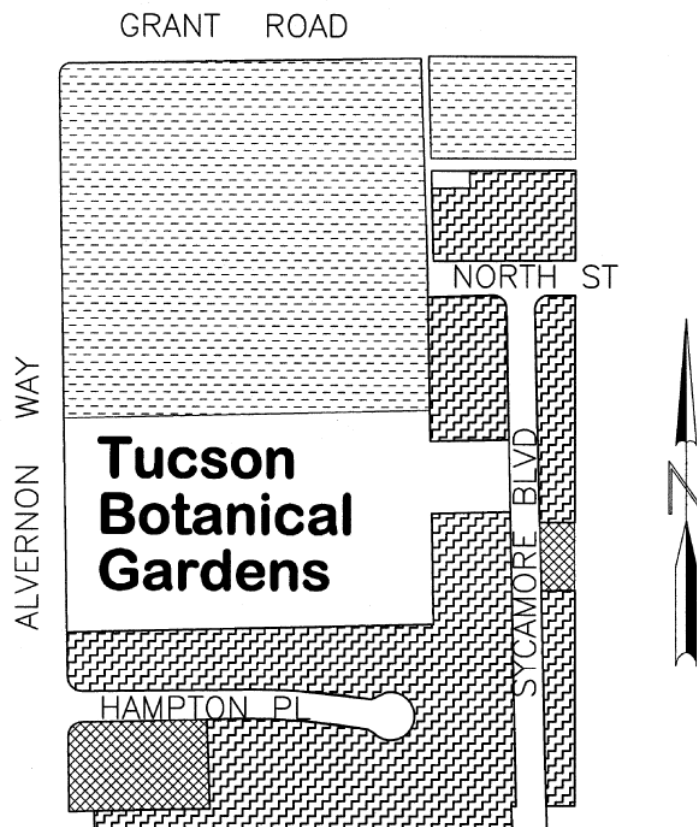
Policy 5. Consider uses that are open for extended business hours (earlier than 7:00 AM and/or later than 9:00 PM) on arterial streets only. Hours of operation for other businesses should be limited on a case by case basis, when appropriate, to provide compatibility with adjacent uses. Reconsideration of limitation of business hours should be given if there is a change of use, such as from office to commercial, after the initial rezoning.





Policy 6. Discourage wireless communication antennae arrays unless concealed, disguised, or collocated on existing buildings or structures.

Policy 7. Support the bringing into conformance or removal of non-conforming signs, the upgrading of building facades, and landscape improvements through incentive-based and similar programs, including business improvement districts and special design districts.

SUB-AREA 1 OF OFFICE AND COMMERCIAL LAND USE POLICIES: TUCSON BOTANICAL GARDENS

Tucson Botanical Gardens Policies Background: Tucson Botanical Gardens occupies a 5.31 acre site at 2150 North Alvernon Way, near the center of the Grant-Alvernon planning area. Tucson Botanical Gardens is a major attraction, serving over 100,000 people per year. Approximately 13,000 people participate annually in the educational programs offered on-site.



<div>Grant-Alvernon Area Plan</div> <div>Sub-Area 1 Tucson Botanical Gardens</div>	<div>Legend</div> <div><div></div><div></div><div></div></div> <div><div>Commercial</div><div>Multi-Family</div><div>Single Family</div></div>	<div></div> <div></div>
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Single-family residences bound the Tucson Botanical Gardens site on the east and on the south. To the north is a shopping center, and to the west, across Alvernon Way, are residences and a church. The botanical garden use is generally compatible with the adjacent residential properties; however, outdoor events that draw thousands of visitors over a short period of time may cause conflicts with neighbors. Tucson Botanical Gardens has made efforts, such as arranging for off-site parking and shuttles, to minimize the impacts of these events and activities on the surrounding residential neighborhood.

Tucson Botanical Gardens has plans for significant new development and redevelopment on the existing site. The botanical garden use at the current location is a legal non-conforming use. To come into zoning compliance and to implement portions of the development plans, Tucson Botanical Gardens must seek rezoning of at least part of the site to commercial use. The possibility of such a rezoning raises questions regarding the type of future uses that should be permitted on the site, regardless of the site's ownership.

Intent Statement: The intent of the *Plan* policies is to recognize Tucson Botanical Gardens as an asset to the area and to the entire community, and at the same time to protect the quality of life of the surrounding residents.

Policy 1. Encourage continued use of the site by Tucson Botanical Gardens.

Policy 2. Support a Special Exception land use designation, or if necessary, consider rezoning of the site to commercial zoning to remove the non-conforming use status and to allow continued use of the site for the gardens and associated uses. In the future zoning application submittals, the developer should address the impacts of noise, hours of operation, parking and traffic impacts on adjacent residential uses. The following criteria should also be met:

- a. compatibility of scale of all future development on the Tucson Botanical Gardens site with the adjacent residential properties;
- b. public access to the site for patrons and vendors limited to Alvernon Way; and
- c. compliance of all future use and development of the site with *Plan* policies and design guidelines.

SUB-AREA 2 OF OFFICE AND COMMERCIAL LAND USE POLICIES: ALVERNON/FAIRMOUNT AMENDMENT.

Background: On November 13, 2000, the Mayor and Council approved an amendment to the Grant-Alvernon Area Plan to allow neighborhood commercial uses on the 0.6 acre site at the southwest corner of Alvernon Way and Fairmount Street.

Intent Statement: The intent of the Sub-Area 2 land use policies is to provide additional direction for commercial uses and development at the southwest corner of Alvernon Way and Fairmount Street. More specifically, the intent is to assure that the intensity of commercial uses and the character and appearance of commercial development are comparable to those for office and high-density residential.

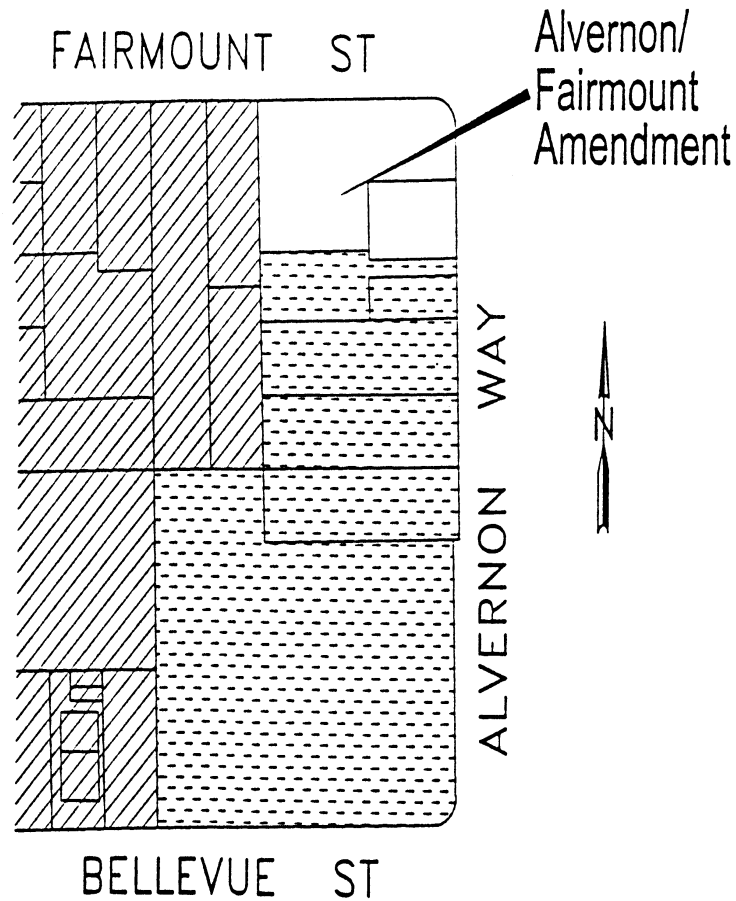
Policy 1. Ensure that the intensity of commercial uses is limited to that of similarly scaled office and high-density residential use by meeting the following criteria:

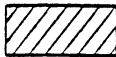
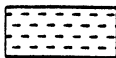

- a. limit building height to one-story;
- b. discourage extended hours of operation that would conflict with neighboring residential uses;
- c. prohibit drive-thru facilities;
- d. limit trip generation of any proposed use to that generated by a similar sized office development.

Policy 2. Ensure that the character and appearance of commercial development is compatible with that of office and high-density residential development by meeting the following criteria:

- a. design exterior façades with materials, color scheme, and architectural detail that are typical of those for high-density residential and office development, particularly in the surrounding area;
- b. adhere to Design Guidelines A.6 and A.12, and in addition design side and rear building facades visible from streets or any adjacent properties with attention to architectural character and detail comparable to the front façade.

Policy 3. Ensure that the primary commercial activities are conducted within an enclosed building.



<div>Grant-Alvernon Area Plan</div> <div>Sub-Area 2 Alvernon/Fairmount Amendment</div>	<div>Legend</div> <div><div></div>Low-Medium Density Residential</div> <div><div></div>Office, High-Density Residential</div>	
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